



Wallington Avenue | Marden Estate | NE30 3SH

Offers in Region Of £300,000

Wow! We are in love with this beautifully updated and extended family semi on the ever-sought after Marden Estate. With excellent local schools on your doorstep, local amenities, shops and a short walk to both Cullercoats Metro and the Beach, this gorgeous home has the promise of a superb location to compliment the space and style internally! With a welcoming entrance porch opening into the spacious hallway with feature, turned staircase up to the first floor. Stunning lounge with exposed brick recess, plinth and multi-fuel stove fire, perfect for cosy evenings! Patio doors open through to the wonderful, extended, open plan family room with large Velux windows and French doors out to the garden. Showcasing a perfect room for relaxing and entertaining, the family room flows through to the excellent size dining room and stylish re-fitted kitchen with central-island, integrated appliances and high gloss, tiled floor. Separate utility room with access out to the garden, contemporary downstairs shower room. To the first floor there are two large double bedrooms, the principal bedroom with attractive fitted wardrobes. Luxurious re-fitted wet room with stylish fittings. To the second floor there is a large loft room with Velux windows, providing useful storage space. Beautifully landscaped rear garden with delightful, Southerly aspect, low maintenance with paving, fantastic garden office/summerhouse with power and lighting, additional storage shed, side path and gated access through to the large block paved driveway with parking for at least two vehicles.

ROOK
MATTHEWS
SAYER



2



3



2



Double Glazed Entrance Door to:

ENTRANCE PORCH: tile effect flooring, door to:

ENTRANCE HALLWAY: spacious and well-presented hall, with feature, turned staircase up to the first floor, high gloss tiled floor, under-stair storage cupboard, radiator, door to:

LOUNGE: (rear): 14'0 x 11'5, (4.27m x 3.48m), spacious lounge with exposed brick recess, plinth, hearth and gorgeous multi-fuel stove fire, perfect for cosy evenings and colder days, radiator, double glazed patio doors through to:

FAMILY ROOM: (rear): 18'5 x 8'9, (5.61m x 2.67), a fabulous room for relaxing, dining, glass of wine or entertaining, the double-glazed French doors open out to the garden area, media wall, two Velux windows allowing maximum light into the room, two double glazed windows, vertical radiator, spotlights to ceiling, tiled floor, open through to:

DINING KITCHEN: (front): 21'1 x 8'5, widening to 9'5, (6.43m x 2.57m widening to 2.87m), beautiful and stylish, re-fitted dining room and kitchen with central island and dining area, the kitchen is fitted with an elegant range of high gloss base, wall and drawer units, contrasting worktops, integrated electric oven, induction hob, cooker hood, sink unit with mixer taps, double glazed window, combination boiler, tiled floor, two vertical radiators, door to:

UTILITY ROOM: (rear): 7'9 x 6'4, (2.36m x 1.93m), tiled floor, plumbing for automatic washing machine, double glazed door out to the garden, double glazed window, door to:

SHOWER ROOM/W.C.: contemporary shower cubicle with chrome shower and additional forest waterfall spray, hand washbasin, low level w.c. with push button cistern, panelled ceiling, tiled floor, tiled walls, panelling to shower area



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: two double glazed windows, stairs up to the loft room, door to:

WET ROOM: 8'1 x 5'4, (2.46m x 1.62m), luxurious, re-fitted shower room, showcasing, walk in shower area with contemporary black fittings, shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, panelled ceiling with spotlights, two double glazed windows, vertical radiator

BEDROOM ONE: (rear): 16'0 x 8'3, (4.88m x 2.52m), excluding depth of attractive fitted wardrobes providing excellent hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 10'2 x 9'7, (3.10m x 2.92m), an excellent sized double bedroom with radiator, storage cupboard and double-glazed window

LOFT ROOM: 18'9 x 9'7, (5.72m x 2.92m), maximum measurements and some restricted head room, two Velux windows, radiator, spotlights to ceiling, storage into eaves, some distant, side sea views

EXTERNALLY: beautiful, substantially updated and landscaped, low maintenance rear garden with delightful Southerly aspect. Paved patio areas, large shed, fencing, side patio with gate providing access to the front drive, outside lights, outside bar area, door to;

GARDEN OFFICE: 13'2 x 10'2, (4.01m x 3.10m), superb size and completely versatile room, with laminate flooring, power, light and windows.

FRONT: block paved front driveway with ample parking for at least two vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains /Gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

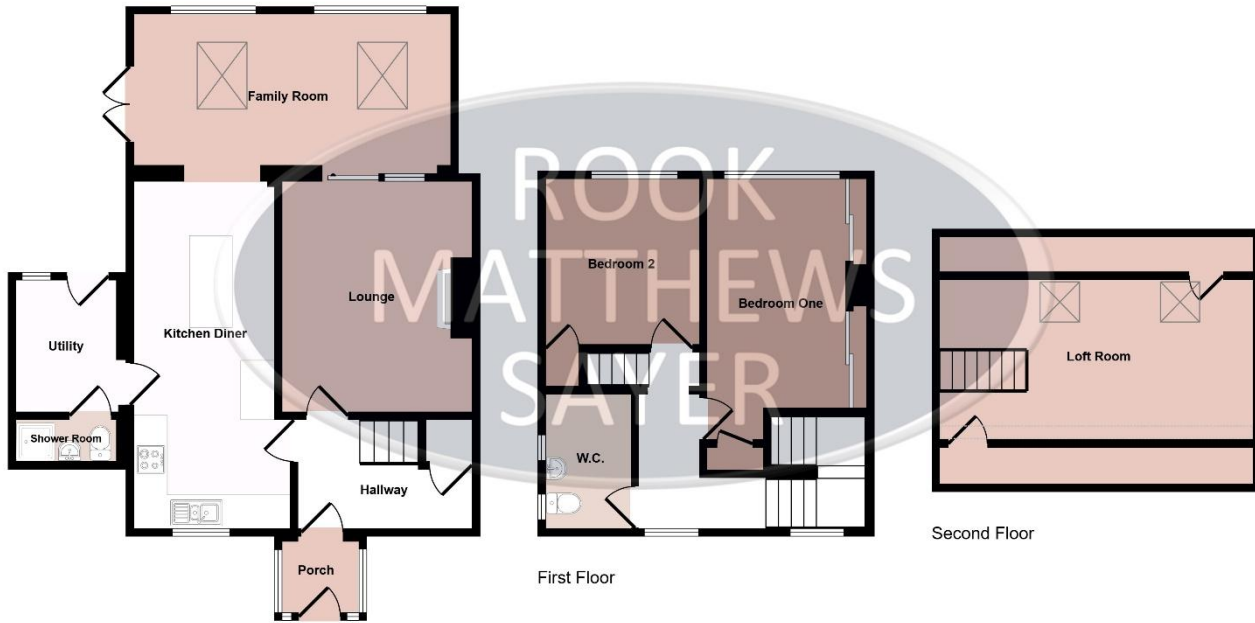
WB3291.AI.DB.11.09.2025.V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.